



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	Tulare County Resource Management Agency
C2	Address:	5961 S Mooney Blvd, Visalia, CA 93292
C3	Contact Name:	Michael Washam
C4	Title:	Assistant Director - Planning
C5	Phone Number:	(559) 624-7000
C6	Phone Extension:	(559) 624-7128
C7	Email:	MWasham@co.tulare.ca.us
1a	Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance?	Regional Agency Alliance Ordinance ▼
1b	Date of adoption OR anticipated adoption:	2/1/2016
2a	Reporting period:	
2b	December 1, 2015 through December 28, 2015 (all agencies)	<input checked="" type="radio"/>
2c	February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies)	<input type="radio"/>
3a	Are you using:	a locally modified Water Efficient Landscape Ordinance (WELO) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELO?	Yes ▼
3d	URL for your WELO	http://www.codepublishing.com/CA/TulareCounty/#!/tularecounty07/TulareCounty0731.html#7-31
3e	List major changes from the State's MWELO	Our ordinance requires hydrozoning and xeriscaping features. It also provides that projects may, as an alternate, default to MWELO.
3f	If specific types of projects are exempt (other than those already specified in MWELO), state what they are and the sections of the ordinance that they are exempt from.	<p>Our exemptions mirror those of the previous version of MWELO, though are written in a different format, as follows:</p> <p>Projects that are exempted from, but encouraged to use these regulations as guidelines, are the following:</p> <ul style="list-style-type: none"> (a) Single family residential projects except for common open space areas as provided in section 7-31-1025(c). (b) Homeowner-provided landscaping at multi-family projects. (c) Cemeteries. (d) Registered historical sites. (e) Ecological restoration projects that do not require a permanent irrigation system. (f) Mined-land reclamation projects that do not require a permanent irrigation system; or (g) Any project with a landscaped area less than 2,500 square feet. <p>Tulare County Code Sec. 7-31-1030 et seq.</p>
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	No ▼
3h	If yes, describe:	N/A
4	If other agencies are implementing the ordinance, explain their role:	N/A



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5	<p>Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period, etc.):</p>	<p>Our requirements also mirror those of the previous version of MWELO, though written differently:</p> <p>Except as provided in section 7-31-1030, this Chapter shall apply to the following effective on and after July 1, 1993:</p> <p>(a) All new and rehabilitated landscaping in conjunction with public agency projects and private development projects that require a building permit.</p> <p>(b) Developer- or builder-installed landscaping in multi-family projects, whether installed prior to or after occupancy.</p> <p>(c) Developer or builder-installed landscaping of common open space areas of single family residential projects.</p> <p>Tulare County Code Sec. 7-31-1025</p>
6a	Total landscape area subject to the ordinance over the reporting period:	Unavailable
6b	Unit of Measure (sq. ft. or acres)	Square Feet ▼
7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	
7b	new housing starts	15
7c	new commercial projects	-
7d	landscape retrofits	-
8	Describe the procedure for review of projects subject to the ordinance:	<p>Plans are submitted to the Tulare County Resource Management Agency at one of our permit center. For projects not exempt from the ordinance, developers must submit a Landscape Documentation Package in accordance with the ordinance for those projects covered by and not exempt from the ordinance. The County reviews the Landscape Documentation Package as part of our review process with respect to the six sections required in such package. The sections required are as follows (1) water conservation concept statement, (2) landscaping design plan, (3) hydrozone percentage calculations, (4) irrigation design plan, (5) irrigation schedule, (6) maintenance schedules.</p> <p>See Tulare County Code Sec. 7-31-1040.</p>
9a	Describe actions taken to verify compliance:	<p>Upon completion of the project, a Certificate of Substantial Completion completed by a licensed Landscape Architect or Contractor (State Contractor Specialty License Class C 27), certified irrigation designer, or other licensed or certified professional in a related field must be submitted to the County. See Tulare County Code Sec. 7-31-1035.</p>
9b	Is a plan check performed?	Yes ▼
9c	If so, by what entity?	Tulare County Resource Management Agency
10	Describe implementation and enforcement measures:	<p>This ordinance was enacted several years ago and is in effect at this time. As previously described, Landscape Documentation Packages are reviewed as part of the permitting process and a certificate of substantial completion by a licensed professional is required. Projects that do not comply with this ordinance may be denied their Certificate of Occupancy per Tulare County Code Sec. 7-31-1035.</p>



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11	Explain challenges to implementing and enforcing the ordinance:	Tulare County is one of the counties in California that has been most impacted by the drought. As such, the County has been encouraging developers to consider natural landscape options and xeriscaping.
12	Describe educational and other needs to properly apply the ordinance:	<p>The ordinance provides the following, which the agency adheres to:</p> <p>(a) Publications</p> <p>(1) The County shall provide information to all project applicants regarding the design, installation, and maintenance of water efficient landscapes.</p> <p>(2) Information about water efficient landscaping shall be provided to the public on request.</p> <p>(b) Model Homes. At least one model home that is landscaped in each tract consisting of eight or more lots shall demonstrate via signs and information the principles of water efficient landscapes described in this Chapter:</p> <p>(1) Signs shall be used to identify the model as an example of a water efficient landscape and featuring elements such as hydrozones, irrigation equipment and others which contribute to the overall water efficient theme.</p> <p>(2) Information shall be provided about design, installation, and maintenance of water efficient landscapes.</p> <p>Tulare County Code Sec. 7-31-1055.</p>
13	Additional Comments:	<p>We have been in contact with the Cities of Farmersville and Exeter to develop and adopt a regional ordinance, as our agency does code compliance inspections on behalf of these cities. As such, we have not updated our WELO at this time nor have we implemented the new MWELo as we were hoping to coordinate a regional ordinance with these cities but have been unsuccessful. The new MWELo will be implemented February 1 and we will continue to pursue the possibility of adopting a regional ordinance that also promotes xeriscaping and reflects the needs of our area.</p>

[Please submit reports, including a copy of your local water efficient landscape ordinance, via email to \[WELO@water.ca.gov\]\(mailto:WELO@water.ca.gov\) by December 31, 2015. Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at \(916\) 651-9676.](#)